

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	18 Cresswell Avenue	Date:	March 1 st , 2016
Perm. Parcel No:	811-04-012	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Brookstone Management, LLC	Maximum Occupancy:	8 persons
Agent:	% Century 21 Homestar	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: Basement level room may not be used for a bedroom as there is no emergency escape and rescue opening in accordance with Ohio Residential Code section 310.1.

NOTE: The scope of work needed at this dwelling will require that registered City of Bedford contractor(s) shall obtain permits for the Plumbing, Electrical, and Building (structural) work. To obtain permits, plans shall be prepared and approved prior to issuance of any permits. Work for which the approved plans and permits are required shall not be started until the approved plans and permits are obtained.

NOTE: Escrow shall be established in accordance with Bedford Codified Section 1311.18 prior to the start of any work.

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

- 1) Until such time as the dwelling unit meets all the requirements of the POS no occupancy is permitted.

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially in the room below the three season room.
- 2) All siding/brick veneer must be present, in good condition and properly cleaned. Repair and clean the siding/brick veneer on the house or install new throughout.
- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

REQUIRED MAINTENANCE ITEMS (Cont):

- 4) All porches must be properly maintained and painted. Make all necessary repairs to guardrails (properly secured and painted) at porch area along driveway with two exterior doors adjacent it.
- 5) All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the front porch masonry to the first floor sunroom accordingly. Stain/paint the handrail assembly.
- 6) All porches must be properly maintained and painted/stained. Make all necessary repairs to the rear porch accordingly. Stain/paint the porch assembly.
- 7) Tuck-point or completely reconstruct the chimney used for the fireplace. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.
- 8) Repair/replace the structural masonry retaining wall(s) along both the sides of the driveway (short wall closer to house and a tall wall next to grass area). Retaining walls must be plumb, straight, structurally sound, and free of deterioration.
- 9) All structures and exterior property to be free from rodent harborage and infestation. Remove rodents from under rear porch and restore damage to the building and site.
- 10) Tuck-point the foundation masonry and repair to match existing.
- 11) Repair the overhead garage door and make operational.

EXTERIOR ITEMS:

- 1) All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
- 2) All doors must open and close properly. Repair or replace the door hardware at the front first floor door where the door hardware is smaller than the opening in the door.
- 3) All doors must open and close properly. Repair or replace the door hardware at the upper level room with fireplace to the rear deck. Current hardware is not complete at latch or hinges and the door threshold is not properly supported.
- 4) Replace metal door jamb at exterior door to storage space under the front porch and paint to match.
- 5) All exterior light fixtures must be complete, properly maintained and operate normally.
- 6) Repair the damage to the yard near the retaining wall and the sidewalk using top soil and seed the area.
- 7) Trim all trees, bushes and/or shrubbery on the property, especially tree at left side of house at three season room that is collapsing the downspout conductor. This tree to be removed, including the stump and the underground drain line restored.

GENERAL GARAGE ITEMS: Note that portions of the garage are located below grade and garage is below dwelling areas.

- 1) Repair and install the balance of the drywall ceilings to provide a fire resistance separation between the garage and the living space above.
- 2) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct.
- 3) Clean and disinfect the garage and cabinets.
- 4) All electrical outlets in walls and ceilings must be GFCI protected.
- 5) Repair/replace the faucet set in the garage, complete with a vacuum breaker (backflow preventer).

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GENERAL ELECTRICAL ITEMS:

- 1) All circuits in the main fuse box/load-center and subpanel must be identified/labeled on the panel cover or next to breaker/fuses. All to be legibly marked.
- 2) Secure electric service mast to building.
- 3) All receptacles in unfinished basements must be GFCI protected.

GENERAL PLUMBING ITEMS:

- 1) Hot water tanks must be equipped with correct size and gauge exhaust flue piping pitched toward chimney. Flu piping must be secured by using sheet metal screws or rivets.
- 2) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
- 3) Laundry sink may not be supported where removal of the sink is required to access the sump pump pit. Relocated the laundry sink and maintain access to the sump pump cover.
- 4) The trap and fixture drain for an automatic clothes washer standpipe shall be a minimum of 2 inches (51 mm) in diameter. The automatic clothes washer fixture drain shall connect to a branch drain or drainage stack a minimum of 3 inches (76 mm) in diameter.
- 5) Transition between PVC DWV piping with rubber connections or storm backflow device does not meet the requirements of the Ohio Plumbing Code. Provide code complaint transition fittings.
- 6) Install hot water heater with clearance for maintenance and replacement.

GENERAL HVAC ITEMS:

- 1) Provide combustion, ventilation and dilution air for the gas fire furnace and hot water heater in accordance with Ohio Residential Code section 2407.1
- 2) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
- 3) Provide gas valve at the furnace with a listed ¼-turn gas shut-off valve.
- 4) Replace unlisted gas valves with listed ¼-turn gas shut-off valves in the mechanical room area.
- 5) Secure gas line in basement laying on floor in kitchenette area.
- 6) Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.
- 7) Properly secure the control wiring for the furnace.
- 8) Clean and service outdoor AC condensing unit.
- 9) Replace the damaged dryer vent on the left side of the house.

BASEMENT ITEMS:

- 1) A smoke detector is required in the basement level: Battery type for finished ceiling, or 110 v. type for open joist ceiling.

KITCHENETTE ITEMS: BASEMENT

- 1) GFCI-protected electrical outlets must be present on both sides of the sink. Install an additional outlet on the left and right side of the sink.
- 2) Install an air admittance valve under kitchen sink.
- 3) Clean and repair the kitchen cabinets.

KITCHEN ITEMS:

- 1) Add GFCI protection to all kitchen countertop outlets.
- 2) Wiring for the dishwasher shall meet the NEC. Romex used with exposed conductors plugged into a receptacle does not meet the minimum requirements.

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BATH ITEMS: Basement floor level/full bath

- 1) Install an air admittance valve under bathroom sink. Note that "S" traps are not permitted.
- 2) Caulk base of toilet leaving 1/2" in rear without caulk.

BATH ITEMS: First floor/full bath

- 1) Re-install the tub spigot to be tight against and flush with the waterproof wall of the tub or shower.
- 2) Properly install the lavatory drain assembly using rigid piping meeting the Ohio Plumbing Code.
- 3) Caulk base of toilet leaving 1/2" in rear without caulk.

BATH ITEMS: Second floor/full bath

- 1) Properly install the lavatory drain assembly using rigid piping meeting the Ohio Plumbing Code.
- 2) Re-install the tub spigot to be tight against and flush with the waterproof wall of the tub or shower.
- 3) Caulk base of toilet leaving 1/2" in rear without caulk.

INTERIOR ITEMS:

- 1) Provide handrail to second floor full length of stair run and mounted at correct height.
- 2) Provide handrail to family room with fireplace floor level full length of stair run and mounted at correct height.
- 3) Install a new smoke detector on all floor level(s).
- 4) Repair or replace fireplace dampers to open and close properly.
- 5) Repair or replace fireplace ash pit door in firebox.
- 6) Install smoke detectors in each bedroom.
- 7) Structurally repair three season room joist support at both ends and additionally install edge blocking where the rim joist was not installed on either end.
- 8) Structurally secure the metal guard along the stairs at the second floor.
- 9) Basement level room may not be used for a bedroom as there is no emergency escape and rescue opening in accordance with Ohio Residential Code section 310.1.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.***

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of EIGHT (8) occupants (total of both adults and children)